



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Invitation to Bid HNS 20- 21-38

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address:	4230 SAQUACHE DR.		
Bid Walk:	3/22/21	@ 9 AM	
Bid Opening:	3/29/21	@ 2 PM	VIA E-MAIL
Client Name:	Myrtle Caldwell	Contact Number:	704 605 2870
Project Manager:	C. Hitzman	Contact Number:	704 622 1685

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at 704 (cell # 622-1685)

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.

3/2/21
Approved



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Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at ⁴²³⁰ ~~SAVACHE~~ to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 2/24/21 Number of Pages: 6

Addenda # 1 Dated: _____ Number of Pages: _____

Addenda # 2 Dated: _____ Number of Pages: _____

Project Schedule: Minimum Start Date -

Completion Deadline:

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



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Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Charles Hitsman

Rehabilitation Specialist

City of Charlotte

Neighborhood and Business Services

600 E. Trade St.

Charlotte, NC 28202

PH: (704) 622-1685

Fax: (704) _____

Instructions to Bidders



Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative
- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement



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- Itemized Work Sheet
- Subcontractor Certifications (if applicable)

Bid Validation

- All approved bids will be valid for 60 days after the bid opening date

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 4230 Saquache Dr
Charlotte, NC 28269

Owner: Myrtle Coaldwell

Owner Phone: (704) 605-2870

Structure Type: Single Unit

Program(s): Healthy Homes
Tested- NO LEAD
SHFY2020

Square Feet: 1252

Year Built: 1961

Property Value: 154200

Tax Parcel: 04544311

Census Tract:

Property Zone:

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

The contractor is responsible for project requirements, including but limited to:

COVID - 19 Process

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Work Specification

Wheelchair Ramp - REAR ENTRANCE

Include with your Bid, a draft copy of the designed Ramp.

List all fasteners and Lumber dimension. Design and construct a pressure treated wood wheelchair ramp complete with 2" x 4" safety handrails, post set 36" in ground, or fastened to concrete in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0" run.

Design Ramp - 4 feet wide.

Start level at rear concrete patio step. Run straight to driveway.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

CRAWLSPACE DOOR

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung, windowless, exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Prep & Paint Exterior Wood at Damaged Area- Driveway Side

Prep & Paint any painted exterior wood products not covered by LEAD Based Paint Scope. Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with owner's choice of premixed acrylic latex.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Replace Rear Deck lumber

Remove and dispose of existing decking floor lumber only.
and replace with new treated decking boards. No other material replacements.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Seamless Aluminum Gutter & Downspouts - Install

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Water Heater 40 Gallon Electric

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 6 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Exterminate Termites

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Demo and Rebuild FRONT Master Bathroom

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing, plywood & drywall in bath or adjoining walls as necessary to meet the requirements of the Construction Specifications and the Building Code. Paint any areas outside the bath that have been affected.

Rebuild the bathroom complete with all the following features:

- *floor, wall, and ceiling insulation at locations required by the Construction Specifications
- *ceiling mounted fan vented through the roof
- *switched light fixture centered over the vanity
- *GFCI outlet per Code- USE GFCI OUTLET
- *4 piece fiberglass tub and surround- 4 inch curb.
- *drywall and finish walls and ceiling- NO blemishes
- *25 yr vinyl plank flooring- install per manufactures specifications (CALL PM to inspect sub-floor BEFORE installing Vinyl Planking)
- *baseboard and 1/4 round shoe mold at standard locations. Blank 1/4 round-ends will be cut at a 45 & painted, 3 coats to match it's linear surface.
- *1.6 gpf commode 16.5 " tall
- *24" vanity with cultured marble top and single handle faucet
- *3 piece bath hardware set (towel bar, paper holder, and towel ring)
- *mirror centered over vanity
- *walls and ceiling painted semi-gloss per Construction Specifications.
- * Code compliant Window
- *Install wall air-supply vent

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Cabinet Repair - REFASTENING

Refasten all cabinets. Plumb , level & square cabinets.
Re-install extra matching cabinet as an wall cabinet, left of window, match right side window reveal.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

KITCHEN - FRENCH DOOR SET REPLACEMENT

*****French Door Set Replacement*****

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior French Door. Insulate cavity.

Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Commode Replace 1.6 GPF 16.5 " Tall HALL BATH

Install a new commode shall be complete with seat, seal, supply line with valve and all other fittings. Commode to be of the siphon jet type, free-standing close-coupled closet combination, vitreous china complying with U.S. Commercial Standard CS20-63, and shall be a 1.6 gallon water-saver as required by the North Carolina State Plumbing Code. Commode shall be American Standard, Eljer, Mansfield, or Kohler brands. Color shall be white.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

PEDISTAL SINK LEFT-REAR 1/2 BATH

Install new PEDISTAL SINK in the left-rear 1/2 bath

Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.

Vanity medicine cabinet/mirror to remain

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Resilient Flooring- DEN , HALL , LIVING ROOM , KITCHEN & UTILITY ROOM

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Vinyl Window

Do not remove any replacement-vinyl windows. Replace only original house windows.

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW-E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Electric Service 200 AMP

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Combination CO / Smoke Detector Hard Wired

Install a wall outlet combination carbon monoxide and smoke detector with battery back up.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Smoke Detector Hard Wired

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Repair Outlet - Throughout Dwelling

Repair deficiencies so that outlet meets the Electrical Code.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Grab Bars - Install in Hall & Left-Rear Bathroom

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" Owners choice of locations.
Install 3 bars in in Hall & Left- Rear Bathrooms

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Miscellaneous Plumbing Scope

Plumbing leak at supply-line , Kitchen

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Floor System Repair - Kitchen / Laundry

Remove all floor tile. Dispose of damaged/unsafe components of floor assembly. Do not remove any kitchen base cabinets. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code. Level Floor for plank flooring.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Hall Bath - Reglaze Hall Tub

Reglaze hall bath-tub with porcelain. Use Professional Company only.

Warranty required. Replace any plumbing fixtures and shower door components. Re-caulk and seal all seams once completed with white tub caulk.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Gas Furnace Replacement

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Attic Insulation Increase to R-38

Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Exterior Handrails - FRONT STEPS

Install handrails to current building code- specified metal or treated lumber. Size & dimensions to code.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____